

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-36432 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACQUEST VEGAS, LLC - OWNER: RANCHO POINT, LLC AND 3920 ROWLAND, LLC - Request for a Site Development Plan Review FOR A PROPOSED 32,700 SQUARE-FOOT CLINIC WITH WAIVERS OF BUILDING PLACEMENT STANDARDS AND PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A BUFFER WIDTH OF SIX-FEET ALONG A PORTION OF THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED AND ZERO FEET BETWEEN THE SIDEWALK AND BACK OF CURB ALONG ARTERIAL STREETS (ALEXANDER ROAD AND RANCHO DRIVE) WHERE FIVE FEET IS REQUIRED on 8.57 acres at 3900 Rowland Avenue (APN 138-12-102-001, 002 and 138-12-110-011), C-1 (Limited Commercial) zone, Ward 6 (Ross)

C.C.: 01/06/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after Final Agenda – Protest/Support Postcards

Motion made by KEEN ELLSWORTH to Approve subject to conditions, amending Condition 2 and adding the following condition as read for the record:

2. All development shall be in conformance with the site plan, the landscape plan, floor plan and building elevations, date stamped 10/20/09, for a structure not to exceed 34,263 square feet, except as amended by conditions herein.

A. The applicant shall hold a neighborhood meeting prior to the 1/6/2010 City Council meeting.

PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, indicated that staff supports the requested waivers and exceptions, as they are minor in nature and the development will provide adequate landscaping, screening and decrease the visual impacts of the parking lot. Therefore, staff recommended approval.

KEN McFARLEN, 1909 South Jones Boulevard, agreed with staff's recommendations and conditions.

COMMISSIONER ELLSWORTH confirmed with BILL HUNTRESS, owner of Acquest Vegas, LLC, that the property was put under contract by the United States Government in August of 2008, but could not respond to whether they met with the Northwest Area Residents Association (NARA).

MR. McFARLEN explained that one waiver pertains to the building placement, the second is for the landscape buffer along Rancho Drive and Alexander Road which will allow for attached sidewalks rather than detached, and the other waiver is in regards to landscape islands within the property. There is sufficient landscaping and they have reduced the number of finger islands within the parking lot. The fourth waiver is along the east side of the property, which relates to a reduction from eight feet in landscaping to six feet of landscape. This will facilitate the wrought iron fence along the east property line. Both entrances off of Rancho Drive and Alexander Road will be open to the public and both will contain gates. During the business hours of 8:00 a.m. and 8:00 p.m. the gates will be closed each evening.

COMMISSIONER ELLSWORTH pointed out that NARA is a very active association, and the method is to have the applicant meet with the neighborhood association.

MARGO WHEELER, Director of Planning and Development, clarified that the item is scheduled as final action; however, the Planning Commission could request that the applicant hold a neighborhood association meeting prior to going forward to City Council. MR. HUNTRESS was amenable to meeting with the neighbors.

MS. WHEELER added a standard condition requiring the applicant to hold a neighborhood meeting prior to the City Council meeting, and recommended an amendment to Condition 2. MR. HUNTRESS agreed to the added and amended conditions.

PLANNING COMMISSION MEETING OF: DECEMBER 3, 2009

ASSISTANT CITY ATTORNEY BRYAN SCOTT verified with MS. WHEELER that the added condition is sufficient to address the change from final action to the item going before the City Council on 1/6/2010.

CHAIR TROWBRIDGE declared the Public Hearing closed.

